

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8681 Eugene I. Rosenfeld, Jr., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On Motion duly made, seconded and carried with Mr. Davis dissenting, the following Order was entered at the meeting of the Board on April 27, 1966.

ORDERED:

That the appeal for permission to establish parking lot or in the alternative variance of the use provisions of the R-3 District to permit same at rear of 4901-35 Georgia Avenue, NW., lot 852, square 3008, be denied.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-3 District.
- (2) An inspection of the property was made by the Board on April 11, 1966. The subject lot is unimproved but fenced with a high chain link fence. The lot contained considerable trash and other debris.
- (3) Appellant's lot is accessible from a public alley and has garages around the perimeter of the north and south lot lines.
- (4) The adjacent lot is improved with a single story brick building used by the Potomac Electric Power Co. as a sub-station.
- (5) Appellant operates an automobile transmission repair business located in a commercial area some five (5) blocks from the subject lot.
- (6) It is proposed that the subject property be used to store vehicles while they are waiting to be repaired. It will be a public parking lot.
- (7) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (8) There was opposition to the granting of this appeal. The record contains three letters and a petition signed by twelve (12) persons who reside in the neighborhood expressing their opposition to this proposal.

OPINION:

We are of the opinion that the establishment of this proposed storage lot at this location would have an adverse impact on the nearby residential property and affect adversely the present character and future development of the neighborhood. Such a lot would pose an unsightly picture for residents of the houses whose rear faces the subject lot. The lot would also have a tendency to produce other objectionable factors such as noise, traffic, fumes, and other objectionable conditions.

Further, the establishment of such a parking lot would not be in harmony with the general purpose and intent of the zone plan as embodied in the Zoning Regulations and Map.